

Trianovich, Amanda

From: PZ DEPT
Subject: FW: Objection to 270 Saugatuck Ave #PZ-20-00504- CAM Site Plan

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WESTPORT P. & Z. C.

From: Conrad DeQuadros <cdequadr@gmail.com>
Sent: Tuesday, August 18, 2020 4:52 PM
To: Planning and Zoning <PANDZ@westportct.gov>
Subject: Objection to 270 Saugatuck Ave #PZ-20-00504- CAM Site Plan

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To Whom It May Concern:

We are the owners of 26 Eno Ln and are Westport residents. We write to object to the application to expand the parking lot at 270 Saugatuck Ave.

- i) 270 Saugatuck is a historic building that fits the character of the residential neighborhood within which it sits. This includes the current parking lot. A 40 car parking lot does not fit with either the residential nature of the neighborhood nor the historic character of the building.
- ii) The building at 270 Saugatuck Ave contains just 4,440 SF of office space. Town of Westport Zoning Regulation §34-5 states that one parking spot is required for each 250 SF of office space. Though this is a minimum requirement, we cannot see the need for 40 spaces when just 18 are needed to meet the requirement given the building's size. A parking lot that is oversized relative to the building is even more objectionable for a historic building in a residential neighborhood.
- iii) The existing lot coverage at 270 Saugatuck Ave is already 31.9% versus an allowable lot coverage of 25% in an AA Residence Zone. A further expansion in excess of the allowable lot coverage should not be permitted.
- iv) The proposed parking lot abuts the school bus pickup/dropoff location for middle and high school children, of which there will be more than 20 from Eno Ln in the coming years. The presence of a large commercial parking lot in our residential neighborhood would present a danger to our children.
- v) Entering and exiting Eno Ln from Saugatuck Ave is already a hazardous exercise and will be made more dangerous and difficult with the entrance to a larger commercial parking lot not far from the entrance to Eno Ln. Adding to this concern is the point above about the location of the school bus pickup and dropoff, which is also at the entrance to Eno Ln and close to the entrance to the proposed expanded parking lot.
- vi) We have environmental concerns related to this application. The property is in a coastal hazard zone near a nature preserve (Eno Marsh Preserve). A lawn will be mostly paved over and trees cut down (also the property was littered with branches after the recent storm, suggesting this is clearly not a good place to park 40 cars).
- vii) Furthermore, this application is in conflict with a number of aspects of the 2017 Plan of Conservation and Development including i) Maintaining And Enhancing Community Character (including historic resources), ii) Preserving Open Space, iii) Managing Coastal Areas and iv) Protecting Natural Resources.

We respectfully request that Planning and Zoning deny the application for an expanded parking lot at 270 Saugatuck Ave.

Sincerely,

Hannah and Conrad DeQuadros
26 Eno Ln
Westport, CT